

# Loan Agreement

TalkBank

1. I fully understood the main contents about TalkBank(hereinafter "Bank") and received scanned copy of agreement. I hereby promise to make redemption to the loan under this agreement.
2. I fully understood about the loan interest rate may be raised until the loan repayment is completed and the financial burden may increase when the loan interest rate is raised.

## Article 1 (Terms and conditions of business)

1. Type	Mortgage loan
2. Classification	Individual transaction
3. Interest rate	<ul style="list-style-type: none"><li>• Variable Interest rate (Banking Loan Transaction Terms and Conditions for Households) Article 3 Paragraph 2 (2)</li><li>• Interest rate decision criteria: CD91 Daily return + ( )% p New COFIX + ( )%</li></ul>
4. Process of loan	The loan is divided according to the method set out in Article 3. However, if the loan is repaid in full during the split execution period, the split execution will be suspended for the future split execution amount.
5. Calculation of interest rate	The interest rate is calculated as 365 days per year (366 days for a leap year) divided by the number of days. In this case, the method of calculation of interest shall be determined by the Korea Housing Finance Corporation (hereinafter referred to as "The corporation").
6. Repayment method	<p>During the loan period, only the interest will be paid and the loan principal will be repaid in full on the expiration date of the loan. However, if the early termination specified in Article 5 occurs, the full amount will be reimbursed.</p> <ul style="list-style-type: none"><li>• The initial interest will be paid within one month from the commencement date of the loan, and the interest thereafter will be paid within one month from the day after the final interest calculation date.</li></ul>
7. Interest payment method and period	<p>Split of Articles 2 and 3 for the loan that has been executed, interest should be paid as follows.</p> <p>1. Loan interest on monthly payment shall be deferred on a monthly basis but shall be calculated by applying the interest rate set forth in Item 5 to the balance of the principal amount of the loan on the day before the payment of the next month's payment and the interest on the loan shall be added to the loan principal.</p> <p>2. Loan interest for withdrawal of interest from time to time the loan is paid on a monthly basis in the first month and paid on postpaid basis, but is added to the loan principal.</p> <p>3. Even if the reasons of Article 5 and Article 9 occur, the payment shall be made before the repayment of the loan in full or before the execution of the guaranteed obligation in accordance with the calculation method of Item 1.</p>
8. Notification	I agree to omit written notice of the execution of the loan and the extension of the repayment date.

※ Please note that in the case of repayment of the loan, the payment by electronic means such as cash dispenser will not be processed.

※ If the expiration date of the loan is Saturday or a public holiday, the expiration date should be Saturday or a holiday, but the due date will be deferred to the next business day of the bank.

## **Article 2 (Scope of loan)**

The loan to be borne by the person is the sum of the loans in the following subparagraphs.

1. The monthly pension(hereinafter "Monthly payment")
2. The amount of the loan that is paid at any time within the range of the amount of withdrawal limited(hereinafter "Occasional withdrawal")
3. The initial guarantee fee to be paid to the corporation after the execution and corresponding loan to the yearly or monthly guarantee fee.
4. The amount of interest rate calculated by stipulated in Article 1 Clause 5 to the balance of loans in Items 1 to 3

## **Article 3 (Payment of loan, etc.)**

1. The initial monthly payment of the loan is to be paid on the date of application for payment in that month.
2. If the payment date is on or before the bank day (legal holiday, worker's day, or Saturday), the payment will be made on the immediate preceding business day.
3. If the cause of suspending the payment after suspension of the execution of the loan (suspension of payment of the loan) is canceled due to the occurrence of any one of the reasons set forth in Article 5, and the provisional payment shall be made only to the loan of items 1 to 2 of Article 2.
4. The term 'occasional withdrawal' in Clause 1 will depend on the method and period of payment separately set out in the disclosure.
5. The amount of the withdrawal limit for withdrawals, which is deducted from the withdrawal, is increased monthly according to the rate and method set by the Corporation.

## **Article 4 (Guarantee payment and stamp duty)**

1. If the guarantee fee to be paid to the Corporation is incurred pursuant to Article 2 Item 3, the borrower shall borrow the loan at the expense and transfer it directly to the construction account at the time stipulated in the next subparagraph,
  - Initial guarantee fee: 1 time when initial loan is executed
  - Yearly guarantee fee: The payment date and the payment of the monthly payment
2. The guarantee fee of Paragraph 1 shall be prepaid for the mortgage pension loan balance as of the payment date of Paragraph 1, and shall be added to the loan principal at the date of execution of the loan.
3. If the payment date for the guarantee is bank holiday (legal holiday, worker's day, Saturday), we will pay it on the immediately business day.
4. The stamp duty (the person, the bank, the person and the bank of each 50% each) is paid by this agreement.

## **Article 5 (Advanced loan redemption)**

1. If you receive a mortgage and you have any of the following reasons, even if you do not receive a note from the bank, you will of course lose the benefit of the due date and the payment of the loan in accordance with Item 1 of Article 3 shall terminate early, notwithstanding the due date of Article 1 Clause 1.
  - If you and your spouse are all deceased
  - If your spouse has not completed the transfer of ownership of the mortgage and the receipt of the guarantee loan obligations to the creditor within 6 months after your death
  - You and your spouse have moved from a secured home to another location.
  - You and your spouse have not lived in a secured home for more than one year. However, this shall not apply to cases where the president of the hospital, etc., does not reside inevitably for the reason specified by the president of the hospital and posted on the Internet homepage.
  - If I lose ownership of a mortgage
  - If the principal of the mortgage pension fund is expected to exceed the maximum amount of the bonds in the municipal bond and does not comply with the request of the creditor to change the maximum amount of the bond
  - In the case where there is a certain reason prescribed by the Housing Finance Management Committee of the Corporation in addition to the reasons set forth in Items 1 to 6
2. Notwithstanding the provisions of Item 1 of this Article, if the applicant is a resident redevelopment project pursuant to Article 2 Item 2 of the 「Urban and Residential Environment Improvement Act」, a housing reconstruction project pursuant to the same subparagraph or a remodeling

according to Article 2-15 of the 「Housing Act」 (2), (3), (4), (5), (6), (7) Provided, however, that this paragraph shall not be applied to any of the following cases:

- If the Corporation does not comply with the request for the implementation of matters such as reconstruction of the applicant's own participation or business, or the fulfillment of the matters specified in the pledge
- If you are no longer involved in reconstruction

#### **Article 6 (Application and change of loan interest rate)**

##### **1. Application of loan interest rate**

The loan interest rate in Article 1 Clause 6 is the interest rate calculated based on the loan commitment date. This calculated interest rate may be changed on the day when the loan is executed due to Clause 2. In this case, the actual loan rate to be applied is displayed in the loan transaction place, and the individual notice is omitted.

##### **2. Components of the loan interest rate**

- "CD91 Daily Distribution Profitability": The interest rate of "CD91 Daily Distribution Rate" is fixed at "three-months", and for each three-month period from the date of execution of the loan, CD91 Daily Distribution refers to the simple average value of closing price. The criteria for applying the benchmark interest rate may change if unavoidable circumstances arise such as a change in the financial environment (ex. no trading on a CD for 9 days). In this case, the bank will notify you through the bulletin boards and internet media.
- "New COFIX basis": The "COFIX" based on the "new borrower rate" has a fixed interest rate of 6 months, and the date of execution of the loan and the date on the day immediately preceding the business day announced by the National Federation of Banks for each six - We will apply "COFIX based on new amount of money" recently.
- This is the additional interest rate to be applied in addition to the "CD91 Daily Distribution returns" or "COFIX based on new payments" and is applied until the expiration date based on the date of execution of the loan. This rate is subjected to change only if new, changed tax or new debit fee is changed by law.

##### **3. Change of loan interest rate**

If the "CD91 Circulation Profit Rate" or "COFIX based on New Account" fluctuates in the interest rate fixed period (every 3 months or every 6 months) pursuant to Paragraph 2, Item 2 or Item 1, or every six months.

#### **Article 7 (Loan repayment or debt obligations)**

1. I will not be responsible for any extra fees for reimbursement.
2. In the case of repayment of a part of the loan in the middle, the amount of the monthly payment in the Article 3 and the increase or decrease in the amount of the withdrawal limit which have already been determined for reasons such as rise in the home price or decrease in the loan balance due to partial repayment.
3. If you transfer the ownership of the mortgage (including the site) after receiving the loan, the spouse who has a legal marital relationship will be allowed to take over the debt or repay the entire amount of the loan from the time of the guarantee of the corporation.

#### **Article 8 (Scope of the bond)**

The Bank's mortgage-backed pension loan receivable under this agreement may only exercise the mortgage-backed housing provided for by the Corporation, except for the request for performance of guaranteed debt for the Corporation. The amount that can't be recovered from the disposal price of the collateral housing due to the reason can be recovered by exercising the bond from the other property of the self.

1. Article 35 Clause 1 of the National Tax Basic Act and the tax bonds pursuant to Article 31 Clause 1 of the Local Tax Act
2. Wage bonds pursuant to Article 38 Clause 2 of the Labor Standards Act
3. From the Article 2, which is paid after the cause of profit loss for the period set forth in Article 5, such as death of both of spouses
4. The amount that the mortgage housing is damaged by the intention or gross negligence of the person and which can't be collected

**Article 9 (Approval of transfer of bonds)**

1. In the event that any of the following cases arise during the loan period, the Bank shall approve in advance the transfer of the mortgage pension receivable to the Corporation under the prescribed procedure.
  - When the principal of the mortgage pension fund provided in Article 2 Item 1 to Item 4 exceeds the price of the collateral housing
  - If the bank is found to have failed due to a bankruptcy judgment pursuant to the Act on the Debtor's Regeneration and Bankruptcy
2. If the Bank transfers the mortgage pension receivable under Clause 1 to the Corporation, the Bank shall assume all rights and duties that the Bank has in relation to the person.

**Article 10 (Application of banking loan transaction terms)**

1. If the agreement is not specified, the basic terms and conditions of bank lending transactions shall be applied. Any subsequent changes to the Bank's General Terms and Conditions will be subjected to the change.
2. In the case of mortgage pension annuity, if it does not fall under the grounds of each item of Article 5, it will be able to continue to pay the loan set out in Article 2 even if there is a cause of loss of profit due to the time limit in the basic terms of bank lending transaction. However, if the applicant requests the suspension of payment by the consent of the Corporation, the payment can be suspended.

Name	Signature
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